

2 Randolph Close, Maldon , Essex CM9 6XP  
 Guide price £400,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Three DOUBLE bedroom semi detached house is situated in a popular MEWS location just of Fambridge Road. The property has many fine features which include a RE FITTED EN SUITE and RE FITTED BATHROOM! the rest of the accommodation comprises of a lounge/diner, kitchen and ground floor cloakroom. Externally the property benefits from a rear garden, partly converted garage and off road parking. Energy Efficiency Rating C.

**Entrance Hall**

Main entrance door, stairs leading up to the first floor.

**Ground Floor WC**

Low level WC, hand wash basin, double glazed window, radiator.

**Kitchen 11'10 x 5'6 (3.61m x 1.68m)**

Range of wall and base units, work top surfaces, work top mounted skin with drainer. Integrated appliances, double glazed window, radiator.

**Lounge/Diner 18'2 x 12'6 (5.54m x 3.81m)**

Double glazed window, double glazed French doors leading out to the garden, radiators, under stairs storage cupboard.

**First Floor**

Loft access

**Bedroom One 12'4 x 10' (3.76m x 3.05m)**

Built in wardrobes, storage cupboards, shelving and drawers. Double glazed windows, radiator. Door to;

**En Suite**

Shower cubicle with wall mounted shower unit, low level wc, wash basin and vanity storage cupboard. Heated towel radiator, extractor.

**Bedroom Two 12'4 x 8'2 (3.76m x 2.49m)**

Double glazed window, radiator.

**Bedroom Three 15'5 x 7'11 (4.70m x 2.41m)**

Double glazed window, radiator.

**Bathroom**

Bath with shower over, concealed cistern wc, wash basin, heated towel radiator, extractor.

**Outside**

**Garden**  
 Patio sitting area, laid to lawn, access to garage.

**Garage**

Garage is partly converted with up and over door, power and lighting connected.

**Driveway**

Driveway parking for two cars

**Property Information**

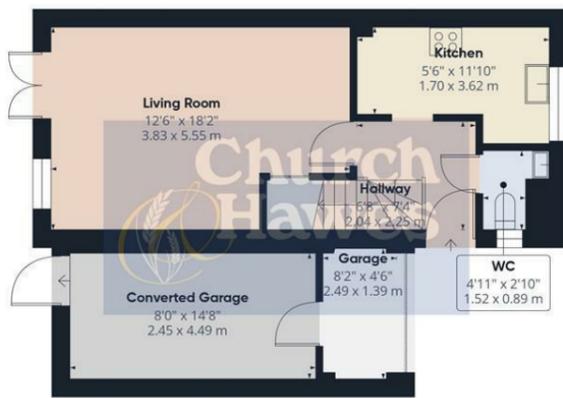
Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: C

**Agents Note, Money Laundering & Referrals**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:** Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of CREDAS an online verification company so as to ensure the required compliance and satisfy customer due diligence.

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



Floor 0



Floor 1

Approximate total area<sup>®</sup>

989 ft<sup>2</sup>

91.8 m<sup>2</sup>

Reduced headroom

31 ft<sup>2</sup>

2.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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